045.A	0007	0047.2	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	774,500	/	774,500
USE VALUE:	774,500	/	774,500
ASSESSED:	774,500	/	774,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
47		ALTON ST, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1:	ROSEN JONATHAN
Owner 2:	ROSOFSKY ANNA
Owner 3:	
Street 1:	47 ALTON STREET UNIT 2
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	STRONG COLLEEN M & JOHN H -
Owner 2:	-
Street 1:	47 ALTON STREET UNIT 2
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1927, having primarily Aluminum Exterior and 2370 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	771,700	2,800		774,500
Total Card	0.000	771,700	2,800		774,500
Total Parcel	0.000	771,700	2,800		774,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 326.79 /Parcel: 326.79

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 260567
GIS Ref:
GIS Ref:
Insp Date: 09/23/20

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 045.A-0007-0047.2

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	771,700	2800	.		774,500		Year end	12/23/2021
2021	102	FV	749,000	2800	.		751,800		Year End Roll	12/10/2020
2020	102	FV	621,900	2800	.		624,700	624,700	Year End Roll	12/18/2019
2019	102	FV	558,400	2800	.		561,200	561,200	Year End Roll	1/3/2019
2018	102	FV	493,500	2800	.		496,300	496,300	Year End Roll	12/20/2017
2017	102	FV	449,500	2800	.		452,300	452,300	Year End Roll	1/3/2017
2016	102	FV	449,500	2800	.		452,300	452,300	Year End	1/4/2016
2015	102	FV	415,100	2800	.		417,900	417,900	Year End Roll	12/11/2014

!14960!

PRINT

Date	Time
12/30/21	19:55:24

LAST REV

Date	Time
10/05/21	08:23:15
jorourke	

USER DEFINED

Prior Id # 1:	32299
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 14960

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STRONG COLLEEN	78367-123	1	7/30/2021		970,000	No	No		
NARDIN FILIPPO	63233-206		1/31/2014		471,600	No	No		
HERPERS CHRISTO	55273-243		8/30/2010		420,000	No	No		
BADALAMENT JOHN	45860-522		8/15/2005		438,025	No	No		
BOGARTZ DAVID S	43302-497		7/16/2004		405,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/18/2019	526	Heat App	10,000	C				
4/11/2019	487	Inter Fi	85,200	O				
1/9/2019	41	Dormers	42,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2021	SQ Returned	JO	Jenny O
9/16/2021	SQ Mailed	JO	Jenny O
9/23/2020	Measured	DGM	D Mann
7/12/2018	Measured	DGM	D Mann
5/10/2005	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7603													G6	1.		

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	PINK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	55.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.09303796
Const Adj.:	0.98000199
Adj $ / SQ:	326.710
Other Features:	87582
Grade Factor:	1.00
NBHD Inf:	1.10000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	948072
Depreciation:	176341
Depreciated Total:	771731

COMMENTS

LOC=SCHOOL.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 8 | BRs: 4 | Baths: 1 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	359.38
Special Features:	0	Val/Su Net:	325.61
Final Total:	771700	Val/Su SzAd	325.61

SKETCH

UnSketched SubAreas:
GLA: 1772,
TFL: 598,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,772	326.710	578,930
TFL	Third Floor	598	326.710	195,372

Net Sketched Area: 2,370 | Total: 774,302

Size Ad 2370 | Gross Area 2370 | FinArea 2370

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 045.A-0007-0047.2

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X10	A	GD	1927	40.00	T	30	102			2,800			2,800

More: N | Total Yard Items: 2,800 | Total Special Featues: | Total: 2,800